IMPLEMENTATION GUIDELINES

PROVINCIAL INTEREST ON THE OAK RIDGES MORAINE AREA OF THE GREATER TORONTO AREA

JUNE, 1991

Ministry of Natural Resources
Ministry of the Environment
Ministry of Municipal Affairs
(in consultation with
representatives of the
Conservation Authorities within
the Greater Toronto Area)

THESE GUIDELINES WERE PREPARED TO ASSIST ALL CONCERNED IN UNDERSTANDING THE EXPRESSION OF PROVINCIAL INTEREST AND HOW IT WILL BE IMPLEMENTED. HOWEVER, PRIOR TO PROCEEDING WITH ANY PLANNING AND DEVELOPMENT PROPOSAL WITHIN THE AREA, IT IS STRONGLY SUGGESTED THAT THE IMPLICATIONS OF THESE GUIDELINES BE DISCUSSED WITH THE APPROPRIATE DISTRICT STAFF OF THE MINISTRY OF NATURAL RESOURCES.

TABLE OF CONTENTS

PAGE NO.

1.0 INTRODUCTION 1

1.1 Purpose 1
1.2 Background 2
1.3 Intent of the Expression of Provincial Interest 3
1.4 Significance and Sensitivity of The Oak Ridges Moraine 3

2.0 AREA OF APPLICATION 5

3.0 PRINCIPLES 7

4.0 EVALUATION CRITERIA 9

4.1 Growth and Settlement 9
4.1.1 Principle 9
4.1.2 Evaluation Criteria 9

4.2 Ecological Integrity 12
4.2.1 Principle 12
4.2.2 Evaluation Criteria 12

4.3 Landform Conservation 13
4.3.1 Principle 13
4.3.2 Evaluation Criteria 13

4.4 Significant Natural Areas 14
4.4.1 Principle 14
4.4.2 Evaluation Criteria 15

4.5 Woodlands 16
4.5.1 Principle 16
4.5.2 Evaluation Criteria 16

4.6 Watercourses and Lakes 18
4.6.1 Principle 18
4.6.2 Evaluation Criteria 18

4.7 Highly Permeable Soils 21
4.7.1 Principle 21
4.7.2 Evaluation Criteria 21

4.8 Groundwater Resources 22
4.8.1 Principle 22
4.8.2 Evaluation Criteria 22

TABLE OF CONTENTS (Continued...2)

PAGE NO.

5.0 INFORMATION REQUIREMENTS 23

5.1 Mapping and Related Natural Resources Information 23

5.2 Special Studies 26

6.0 REVIEW PROCEDURES 30

6.1 Planning and Development Applications Affected by Review Procedures 30

6.2 Government Review Procedures for Specific Processes Under the Planning Act 31

6.3 Internal Government Coordination 40

SCHEDULE 1 - PROCEDURES - REVIEW AGENCIES

Appendix 1 - Suggested District Monitoring Sheet

Appendix 2 - Summary of Commenting Responsibilities

Interagency Contacts

1.0 INTRODUCTION

1.1 PURPOSE

These guidelines were developed to assist in understanding the expression of provincial interest for the Oak Ridges Moraine Area within the Greater Toronto Area, how it will be implemented, and how it will affect the planning and development approval process.

Specifically they describe,

(1) Principles and evaluation criteria used to determine whether planning and development applications meet the intent of the provincial interest.

(2) Information required to assess planning and development applications in the context of the provincial interest.

(3) Government review procedures for planning and development applications in the Oak Ridges Moraine Area.

The expression of provincial interest and these associated guidelines are an interim measure remaining in effect until a long term strategy for the Oak Ridges Moraine within the Greater Toronto Area is developed.

These guidelines do not take precedence or supersede provincial policies or other provincial guidelines. They must be considered in conjunction with these other guidelines and policies.

The guidelines will apply to the review of official plans and amendments, zoning by-laws and amendments, plans of subdivision and multiple consents for all land uses including but not limited to: residential and estate residential, golf courses, commercial, and industrial operations including aggregate extraction.

1.2 BACKGROUND

On July 26, 1990, the report entitled: "Space For All: Options For A Greater Toronto Area Greenlands Strategy, 1990" was released.

This report recognized the special significance and sensitivity of the Oak Ridges Moraine and provided recommendations for its long term protection and management.

On the same day, two specific measures to protect the Moraine were announced. First, the intent to initiate a two-year planning study and, second, to protect the Moraine during the interim, provincial interest in the Moraine was expressed. The purpose of the study is to provide background information leading to the development of a long term strategy for the protection and management of the Oak Ridges Moraine. The study will be guided by a technical working committee and a citizens' advisory committee.

The study will review the impact of development and land use practices within the Oak Ridges Moraine, provide direction to municipalities for recognizing the significance and sensitivity of the Moraine, and examine various measures to ensure the long term protection of the Moraine.

As an interim measure to avoid inappropriate development on the Moraine between now and when a long term strategy is developed, the Province expressed its interest in land uses on the Moraine. The Province will work with municipalities in the Greater Toronto Area to carefully review official plan amendments, rezoning applications and plans of subdivision that have not yet received draft approval.

1.3 INTENT OF THE EXPRESSION OF PROVINCIAL INTEREST

The expression of provincial interest for the Oak Ridges Moraine is an indication of the Province's overall interest in land use planning within the Oak Ridges Moraine.

The intent is to generate a better understanding of the overall significance of the Moraine and of the significance and sensitivity of specific areas and features within it. It requires a more thorough consideration of environmental matters in land use planning and development, and a more appropriate and more consistent planning approach in the Oak Ridges Moraine Area.

Working with municipalities, the Province will carefully review applications for changes in land use, paying special attention to areas that need protection.

1.4 SIGNIFICANCE AND SENSITIVITY OF THE OAK RIDGES MORAINE

The Moraine provides a wide range of environmental functions critical to the maintenance of healthy water resources and natural heritage values in the Greater Toronto Area.

The Moraine is an important feature for the long term protection of many of the watercourses in the GTA. The north and south slopes of the Moraine are dotted with various springs and wet depressions that are the source areas that provide baseflow to many streams and rivers.

The Moraine, in general, serves as a large recharge area supplying water to a system of aquifers. Many communities and farm operations within the Oak Ridges Moraine depend on these aquifers for their water needs. As can be appreciated, the disruption of the quantity and/or quality of the groundwater resource could have major ramifications.

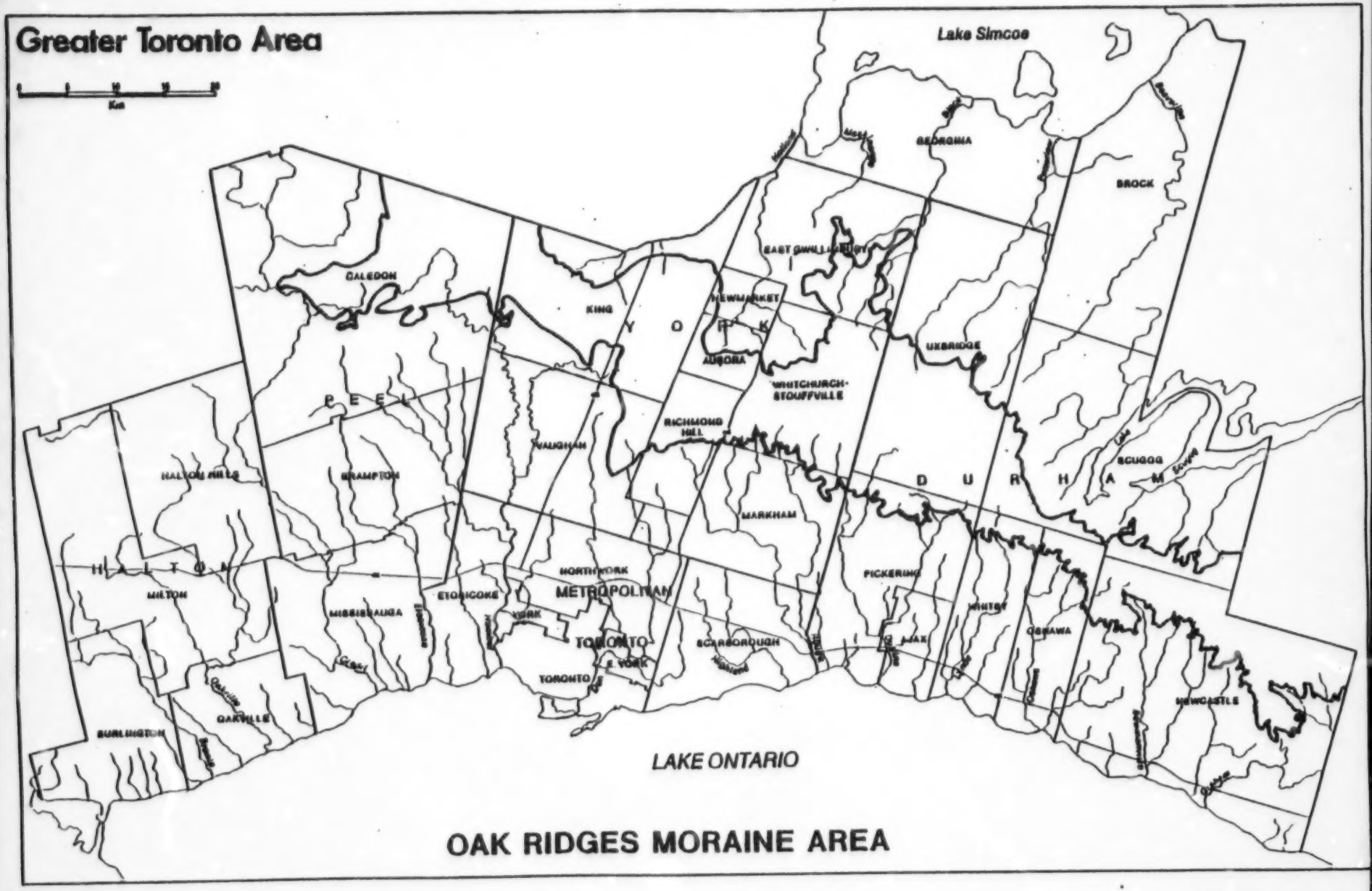
The Moraine also contains a large number of significant natural areas (e.g. wetlands, fish and wildlife habitat) and large healthy forested tracts. In addition, soil type and topography render many areas of the Moraine sensitive to the forces of wind or water erosion.

The significance and sensitivity of such areas must be taken into account in considering any land use change to ensure the environmental and social benefits of the Moraine are not destroyed or degraded. Therefore site specific and cumulative impacts of planning and development must address the sensitivity and significance of the Moraine.

2.0 AREA OF APPLICATION

These guidelines apply to planning and development activities located within the Oak Ridges Moraine Area of the Greater Toronto Area as generally defined in the report "Space For All: Options For A Greater Toronto Area Greenlands Strategy".

The Oak Ridges Moraine Area includes the Moraine proper, plus the north and south slopes, where many watercourses have their sources. The southern limit, from the eastern limit of the Region of Durham to about Richmond Hill, is defined by the 245 metre (approximately 800 foot) topographic contour. The remainder of the Moraine Area is defined based on the extent of ice contact stratified drift and physiography (see Figure 1). Ice contact stratified drift is the term given to materials deposited in contact with melting glacial ice.



OAK RIDGES MORAINE AREA

FIGURE 1

3.0 PRINCIPLES

The following principles will be used as the basis for determining whether or not a proposed change in land use meets the intent of the expression of provincial interest.

Growth and Settlement

3.1 Scattered development is discouraged.

Development outside of settlement areas will only be permitted where a municipality has undertaken a comprehensive municipal analysis of the need for this form of development and assesses long term cumulative impacts on municipal servicing costs and the natural environment, including the protection of the integrity of groundwater quality and quantity.

Ecological Integrity

3.2 Development must recognize natural systems and processes and take steps to ensure they are maintained or enhanced.

Landform Conservation

3.3 Development must minimize disruption to existing landform and landscape and employ clustering and allow intensification of buildings and structures on less sensitive parts of a site.

Significant Natural Areas

3.4 No development shall be permitted in significant natural areas.

Woodlands

3.5 Development must be carried out in a manner that encourages the protection and management of woodlands.

Watercourses and Lakes

3.6 Changes to the natural quality and hydrological characteristics of watercourses and lakes including baseflow, water quality, temperature, storage levels or capacities are to be minimized and no development shall be permitted that will result in an unacceptable impact.

Highly Permeable Soils

3.7 No expansion of the limits of urban and rural settlement areas into or onto highly permeable soils shall be permitted until a comprehensive analysis and groundwater management strategy have been developed by the municipality to ensure maintenance of the recharge capacity and water quality of aquifer systems in the area.

Secondary plans and major Official Plan Amendments contemplated within the limits of existing urban and rural settlements shall also be required to undertake a comprehensive analysis and develop a groundwater management strategy.

Groundwater Resources

3.8 Changes to the recharge capacity of an area or reductions in groundwater quality, levels or storage capacity or its contribution to watercourses are to be minimized and no development shall be permitted that will result in an unacceptable impact.

4.0 EVALUATION CRITERIA

The following criteria provide specific definitions, planning design and construction standards required to determine whether or not a planning or development proposal meets the intent of the expression of provincial interest.

As certain natural features, functions, impacts or influences may not be contained within the limits of one particular site, cooperation between adjacent landowners, developers and municipalities in preparing planning and development proposals is encouraged.

4.1 GROWTH AND SETTLEMENT

4.1.1 Principle

(a) Scattered development is discouraged.

(b) Development outside of settlement areas will only be permitted where a municipality has undertaken a comprehensive municipal analysis of the need for this form of development and assesses long term cumulative impacts on municipal servicing costs and the natural environment, including the protection of the integrity of groundwater quality and quantity.

4.1.2 Evaluation Criteria

Urban Settlement Areas

(a) Development in urban settlement areas shall be on full municipal services.

(b) Expansion of urban settlement areas will not be permitted until full municipal services are available to such areas and until the servicing in existing urban areas has been fully allocated.

Rural Settlement Areas

(c) Development within rural settlement areas will be serviced by communal water and sewage systems where municipal services do not exist.

(d) Expansion of a rural settlement area must also be serviced by communal water and sewage systems where municipal services do not exist.

(e) Municipalities will be responsible for communal water and sewage services either through:

- assumption of ownership; or
- via an agreement whereby the municipality agrees to assume the communal system in the event of default by the owner.

(f) Notwithstanding the above, limited infilling (e.g. development of a vacant lot, addition to an existing building, etc.) within a settlement area on individual well and/or individual septic system may be considered if site conditions permit and are in accordance with applicable provincial policies and guidelines.

Defining Settlement Areas

(g) Where currently identified urban and rural settlement areas exist, definitions for what constitutes such settlement areas will be developed by the Ministry of Municipal Affairs in conjunction with the regional and local municipalities.

Development in Rural Areas

(h) Subdivisions and other large scale estate residential, industrial and commercial development outside settlement areas will not be permitted except where a municipality has undertaken a comprehensive municipal-wide analysis showing the need for such forms of development and has developed a comprehensive strategy to accommodate such needs. Such an analysis shall,

- examine the need for additional development outside settlement areas and identify specific areas to be designated to accommodate this need,
- examine the socioeconomic impact of development on the community,
- examine the potential impact of development on the natural environment, including availability of water resources,
- identify development options that most effectively protect or enhance the natural environment, and
- address any cumulative negative impacts on municipal servicing costs or the natural environment.

Such an analysis shall be acceptable to the Ministry of Municipal Affairs, in consultation with the Ministry of Natural Resources, the Ministry of Environment, and any other appropriate agency, and shall be implemented as a comprehensive amendment to the official plan.

Other Rural Uses

(i) Development of a rural single family residential unit and other rural uses (e.g. agriculture related) may be considered on private services.

4.2 ECOLOGICAL INTEGRITY

4.2.1 Principle

Development must recognize natural systems and processes and take steps to ensure they are maintained or enhanced.

4.2.2 Evaluation Criteria

(a) All land use and development proposals shall be accompanied by an analysis of natural systems both on site and within a minimum of 150 metres of the site including,

- location of significant natural areas as defined in subsection 4.4
- location of stream corridors and other linear natural features which may serve as passageways for animal movement.

(b) Proponents must demonstrate to the satisfaction of MNR that the planning, design and construction of the development will maintain or enhance,

- significant natural areas as identified in subsection 4.4
- the biodiversity of flora and fauna in the area
- the health and functionality of natural corridors
- connectivity within and between significant natural areas, and

- boundaries between development and natural areas designed to minimize conflict between human activity and natural processes within natural areas.

4.3 LANDFORM CONSERVATION

4.3.1 Principle

Development must minimize disruption to existing landform and landscape and employ clustering and allow intensification of buildings and structures on less sensitive parts of a site.

4.3.2 Evaluation Criteria

(a) Proponents must demonstrate to the satisfaction of MNR that the planning, design and construction of the development is carried out in a manner that

- minimizes changes to the basic topographic character of the site
- keeps grading to the absolute minimum required
- clusters buildings and structures on to the less sensitive portion of the site.

(b) Retention of significant natural areas and other areas to be protected in contiguous open space blocks is required (see sections 4.4 and 4.5).

(c) Design approaches which take advantage of the natural attributes of the site for landscaping and screening are required.

(d) In areas identified as Provincially Significant Areas of Natural and Scientific Interest (ANSI) - Earth Science, the applicant shall employ building and road siting techniques and construction practices which protect and maintain the significant character of the site in a manner satisfactory to MNR.

(e) In considering alternate development approaches,

- the gross density of development on the site (i.e. number of units, total floor area, etc.) will be no greater than that which would be permitted through a conventional design allowed by the municipality

- provisions which enhance long term management of the open space elements of the development through such means as:

  - transfer to an appropriate public agency, or

  - ownership and management by an association of landowners (e.g. condominium agreement)

  - stringent zoning controls on use in such areas

are to be encouraged.

4.4 SIGNIFICANT NATURAL AREAS

4.4.1 Principle

No development shall be permitted in significant natural areas.

4.4.2 Evaluation Criteria

(a) Significant Natural Areas shall include the following:

- Areas of Natural and Scientific Interests (ANSIs) - Life Science, (Provincial and regional)
- Wetlands (Classes 1 to 7 inclusive),
- key wildlife habitat areas (e.g. deer yards, nesting areas, migration corridors, staging areas)
- coldwater fish habitat
- kettle lakes
- habitat of rare, threatened or endangered plant or animal species
- mature hardwood and mixed woodlots identified by MNR, and
- Environmentally Sensitive Areas as identified by the local Conservation Authority or municipality.

(b) All significant natural areas must be placed in appropriate designations and zones having the effect of prohibiting land uses including uses such as golf courses and agriculture considered to be incompatible.

(c) Buildings and structures must be prohibited from significant natural areas except those required and approved for streambank erosion protection and fish, wildlife or conservation management. Any encroachments required for essential public utilities including roads should be sited, designed and constructed in a way that minimize impacts.

(d) Grading, landscaping and related land shaping techniques carried out on lands in proximity to significant natural areas must be done in a manner that does not adversely affect the special environmental requirements of significant natural areas.

(e) Where ownership permits, the proponent must identify and incorporate design, landscape and construction measures on lands adjacent to significant natural areas which enhance the health and quality of significant natural areas.

(f) For development in proximity to significant natural areas, erosion and sedimentation controls shall be provided that protect significant natural areas from degradation or destruction both during and after construction.

(g) Construction equipment and activity is prohibited from significant natural areas, including any associated buffer setbacks.

4.5 WOODLANDS

4.5.1 Principle

Development must be carried out in a manner that encourages the protection and management of woodlands.

4.5.2 Evaluation Criteria

(a) All development applications shall be accompanied by a strategy maximizing the amount of woodlands protected especially those providing significant social or environmental benefits and rationalizing any proposed removal of trees, as well as identifying areas where tree planting should occur to enhance the environmental health of the site.

(b) All woodlands to be protected must be placed in an appropriate designation and zone which prohibit incompatible land uses.

(c) Special design and siting practices must be employed that maximize the protection of tree cover.

(d) Hedgerows must be protected and preserved along rear and side lot lines of subdivisions, as much as possible.

(e) The applicant must identify and incorporate design, landscape, and construction measures which enhance the environmental benefits provided by woodland cover. Where trees are removed, tree plantings to compensate for such losses should be considered, with use of indigenous species being preferred.

(f) Grading must be carried out in a manner that minimizes direct destruction of trees as well as indirect destruction due to soil compaction, lowering of water table, or damage to root system by grading activity.

(g) Construction equipment and activities are prohibited from woodlands to be protected, including any associated buffer that is to be incorporated into the final design of the development. (This could include effective fencing to help safeguard such areas.)

4.6 WATERCOURSES AND LAKES

4.6.1 Principle

Changes to the natural quality and hydrological characteristics of watercourses and lakes including baseflow, water quality, temperature, storage levels or capacities are to be minimized and no development shall be permitted that will result in an unacceptable impact.

4.6.2 Evaluation Criteria

(a) The applicant must maintain all streams, rivers, ponds and lakes on site as natural features and maintain or establish a naturally vegetated buffer strip of a minimun of 30 metres on either side of a river or stream or along the shore of any lake.

(b) Where a well-defined valley system exists, the applicant must protect the entire valley system as a natural corridor including channel, floodplain, valley walls and a buffer of no less than 10 metres from top of valley slope.

(c) Where no well-defined valley system exists, the applicant must assess the contribution of other riparian lands such as springs, wetlands, intermittent streams, drainage swales and seepage areas and areas of hydric/organic soils, to streamflow and downstream fish and fish habitat to determine the extent of vegetated buffer strip requirements.

(d) No development shall be permitted within the drainage or catchment basin of a kettle lake until comprehensive hydrogeological and surface water management studies of the entire lake and catchment area have been completed in accordance with the criteria set out in subsections 5.2.1 and 5.2.2 of this report.

(e) Design measures must be incorporated to ensure the following:

- maintenance or enhancement of minimum baseflow of streams or minimum storage level of any lake (i.e. compared to pre-construction condition) in the area
- maintenance or enhancement of water quality with respect to environmental, aesthetic and health-related parameters
- minimization of sediments entering a stream or lake
- prevention of the introduction of toxic or other deleterious substances
- protection of existing fish and wildlife habitat

(f) All streams, lakes, buffer strips, valley systems and other essential riparian lands are placed in an appropriate designation in the official plan and zoned to prohibit buildings and structures except those required for streambank erosion protection, fish, wildlife, and conservation management. Structures for stormwater management purposes shall be prohibited from significant natural areas unless it can be demonstrated that no technically feasible alternative exists and that minimal disturbance shall result. All crossing of streams are limited to essential public utility linkages (including roads) and are sited, designed and constructed in a way that minimizes impacts.

(g) Final design must employ the best appropriate techniques taking into consideration the special features of the area and must ensure that stormwater discharges to lakes or streams do not result in unacceptable impacts to the natural quality or hydrological characteristics of the water body.

(h) Design, landscape and construction measures must enhance the health and quality of streams and lakes.

(i) Erosion and sedimentation control measures must be employed which minimize instream erosion and sedimentation to the greatest level possible both during and after construction.

(j) Construction equipment and activity must be excluded from the buffer strips next to streams and lakes except as required for the establisment of permitted uses as identified in (f) above.

4.7 HIGHLY PERMEABLE SOILS

4.7.1 Principle

No expansion of the limits of urban and rural settlement areas into or onto highly permeable soils shall be permitted until a comprehensive analysis and groundwater management strategy have been developed by the municipality to ensure maintenance of the recharge capacity and water quality of aquifer systems in the area.

Secondary plans and major Official Plan Amendments contemplated within the limits of existing urban and rural settlements shall also be required to undertake a comprehensive analysis and develop a groundwater management strategy.

4.7.2 Evaluation Criteria

(a) Highly permeable soils shall mean soils underlain by ice contact stratified drift, glacio-fluvial sands and gravel or other sands and gravel deposits overlain by thin layers of till material (less than 6 metres) as defined by the Ministry of the Environment.

(b) The comprehensive study to be undertaken shall:

- assess potential impacts on the recharge capacity and water quality of groundwater aquifer systems in the area

- develop a strategy whereby planning, design and construction of development will maintain or enhance the recharge capacity and water quality within and adjacent to the area.

The study must assess the impact of development within the proposed expansion area or the secondary plan/Official Plan Amendment area, and assess any impacts on the adjacent surrounding area. The study must be acceptable to MOE.

4.8 GROUNDWATER RESOURCES

4.8.1 Principle

Changes to the recharge capacity of an area or reductions in groundwater quality, levels or storage capacity or its contribution to watercourses are to be minimized and no development shall be permitted that will result in an unacceptable impact.

4.8.2 Evaluation Criteria

(a) Design measures must ensure no significant interference with water use on adjacent properties.

(b) Design, landscape and construction measures to minimize negative interference to groundwater levels and protect or enhance the quality of groundwater must be employed.

(c) Where stormwater is planned to be discharged into the groundwater system, it must be ensured that water quality degradation does not exceed acceptable limits.

(d) The proponent must satisfactorily demonstrate to MNR that design measures are in place to ensure that there will be no negative effects on fish or their habitat.

5.0 INFORMATION REQUIREMENTS

The following information requirements shall accompany all official plan amendments and plans of subdivision applications. This information is required to allow agencies to determine if the proposal is suitable in light of the provincial interest.

However, prior to initiating any of the studies outlined in the following, applicants are strongly encouraged to determine if the basic principles and evaluation criteria outlined in section 4.0 have first been complied with.

Provision of the following information should not be construed as satisfying conditions of approval. This information shall be submitted as part of the initial stage of the application before MOE, MNR and the Conservation Authorities begin their formal review. Completion of these studies does not replace the requirement of more detailed studies such as stormwater management plans, erosion control plans, etc., which are often required as conditions of draft plan approval.

These information requirements or portions thereof may also be required by the review agencies for the evaluation of zoning by-laws and zoning by-law amendments especially where an enabling Official Plan Amendment is not required to permit a large scale development proposal.

These information requirements will also be used as a general guide for assessing information needs for official plans and secondary plans. However, for these types of applications, specific information needs will be assessed on a case by case basis by MNR, MOE and Conservation Authorities based on the size and nature of the application.

5.1 MAPPING AND RELATED NATURAL RESOURCES INFORMATION

5.1.1 A topographic map of the subject site and lands within 150 metres thereof at a scale of 1:2000 or larger with a minimum of 2.5 metre contours identifying the limits of:

(a) Areas of Natural and Scientific Interests (ANSIs), as defined by MNR;

(b) wetlands and their classification, as defined by MNR;

(c) Environmentally Significant/Sensitive Areas (ESAs), as defined by the local Conservation Authority or municipality;

(d) forested areas;

(e) other natural features, for example:

- deer yards,
- wildlife nesting and staging areas,
- fish habitat, and
- habitat of rare, threatened or endangered species, as obtained from the local MNR office;

(f) all rivers, streams, lakes and ponds (both permanent and intermittent);

(g) industrial operations (e.g. gravel pits); and

(h) mineral aggregate resource areas.

5.1.2 Detailed information and mapping of the subject site identifying:

(a) woodlots 0.5 hectare or larger in size defined by forest type, including dominant species, density (trees per hectare or basal area per hectare), age/size class, understorey/ground cover types, stand history, and MNR/Conservation Authority involvement in management;

(b) hedgerows, windbreaks, isolated tree groupings;

(c) soil type by:

- texture/grain size (e.g. clay, silt, sand, etc.)
- drainage characteristic analyses (e.g. excessively well drained, moderately drained, poor drained, etc.);

(d) water related features including:

- streams, to be identified as permanent or intermittent and as warm water or cold water
- springs
- headwater areas
- kettle lakes
- poorly drained depressions (i.e. wet)
- springs, seepage areas, hydric/organic soil conditions; and

(e) flooding and erosion information including:

- flood studies and mapping for all watercourses up to the 130 hectare drainage area based on terms of reference provided by the Conservation Authority,
- identification of valley land ownership, present use of floodplain lands (i.e. active vs non-active), and
- identification of existing erosion sites and any hazard related problems.

5.1.3 Uses of watercourses in the area (i.e. livestock watering, municipal or private wells, irrigation, water contact recreation, etc.).

5.2 SPECIAL STUDIES

The following is a listing and explanation of studies required in support of planning and development applications. These studies must reflect the conclusions and recommendations of larger scale municipal-wide or watershed-wide studies.

5.2.1 A hydrogeological study which describes the characteristics of the groundwater resource in the area including:

(a) depth to the water table;

(b) percolation/recharge characteristics of the site;

(c) nature of overburden aquifer(s) in the area (i.e. depth, thickness, capacity, confined vs unconfined);

(d) depth to bedrock, characteristics of aquifer(s) in bedrock;

(e) location and tabulation of all existing wells, recorded and unrecorded, including municipal and communal wells, on or within 150 metres of the site together with well log information available for each well;

(f) all available and applicable groundwater quality and quantity information;

(g) inventory of groundwater use in the area (qualitative and quantitative);

(h) hydrostratigraphy of the site (i.e. gradients of similar hydrostatic pressure);

(i) the predicted impact of the development on the quality and quantity of groundwater and surface water resource, as well as potential degree of interference to adjacent groundwater users, to streamflow in adjacent streams and to the storage levels in adjacent lakes; and

(j) where the proposal will require the use of groundwater resources on site, the installation of at least one observation well on site to establish background water quality and quantity data specified by MOE.

5.2.2 A surface water management study which identifies:

(a) how stormwater, erosion and sedimentation will be controlled and managed on site;

(b) quantification of the flow characteristics of the receiving watercourses: an annual water budget for the subject site; a description of existing water quality; and an inventory and evaluation of the biological uses of the watercourses, for both the period of construction and after construction, including maintenance of the facilities;

(c) how water related features on site will be maintained or enhanced;

(d) how design and construction standards described in the evaluation criteria section of this guideline will be achieved;

(e) the kinds of stormwater management techniques and erosion and sedimentation controls that will be employed;

(f) the nature and extent of land grading which will be required to accommodate development; and

(g) an implementation schedule including details on the phasing of construction; site accessibility; restoration and maintenance requirements, costs, and responsibilities.

5.2.3 A Fisheries Resources Management study to demonstrate that fish and their habitat will be maintained or enhanced including, but not be limited to the following elements:

(a) identify critical instream flow and groundwater discharge conditions and identify interaction between groundwater and surface waters;

(b) identify the existing and potential fisheries resource;

(c) identify key habitat areas, including migratory, spawning and nursery, rearing and food supply areas; and

(d) identify key factors limiting the productivity and productive capacity of the system (e.g. denuded streambanks, fish passage blockages).

5.2.4 A woodland management study which identifies:

(a) the environmental and socioeconomic (e.g. recreation, aesthetic) value of woodlands located on the site;

(b) design standards that will maximize the amount of woodlands protected, in particular those trees with significant environmental and socioeconomic value;

(c) construction practices that will encourage the protection of the maximum amount of woodland possible on site after construction is completed; and

(d) landscaping and tree planting that will be used to enhance or supplement existing tree cover after construction is completed. Native plant species should be used wherever possible.

5.2.5 A natural area management study which identifies:

(a) the environmental and socioeconomic value of natural areas (i.e. natural plant communities, wildlife and its habitat) located on site;

(b) the location and limits of significant natural areas as defined in subsection 4.4;

(c) identify the existence and status of any wildlife communities, including birds, mammals and reptiles, including the location and relative abundance of rare, threatened or endangered species;

(d) design standards that will be used to minimize removal or degradation of natural areas, maintain biodiversity and maintain natural wildlife corridors;

(e) construction and landscaping practices that will be used to protect natural areas that are to be maintained on site after construction is completed; and

(f) design, construction and landscaping practices that will be used to maintain or enhance the health, biodiversity and connectivity of natural areas.

6.0 REVIEW PROCEDURES

6.1 PLANNNING AND DEVELOPMENT APPLICATIONS AFFECTED BY REVIEW PROCEDURES

These guidelines apply to the review of:

- Official Plans
- Official Plan Amendments
- Zoning By-laws
- Zoning By-law Amendments
- Plans of Subdivision
- Multiple Consents

located in the Oak Ridges Moraine Area of the Greater Toronto Area.

The following applications are generally exempt from the requirements in this document:

- any planning approval not specifically identified above such as minor variances, and building permits;
- individual consents;
- planning and development proposals of a minor nature including:
  - infilling within built up areas,
  - extensions to existing buildings and structures,
  - minor changes to regulatory provisions of a zoning category,
- plans of subdivision that have received draft approval, except for draft plans that have come up for re-review due to lapse of draft approval or major revision; and
- official plans and amendments that have received final approval.

6.2 GOVERNMENT REVIEW PROCEDURES FOR SPECIFIC PROCESSES UNDER THE PLANNING ACT

The following procedures should be incorporated as part of the normal approval process. The province will work with the three Regional governments affected by these guidelines to integrate these procedures into their established planning approval process.

6.2.1 Notification of Stakeholders

To ensure government agencies, landowners and stakeholders are aware of the procedural, information and evaluation requirements contained in this document,

(a) MNR and MMA will forward copies of these guidelines to all municipalities and stakeholder groups for their information;

(b) MNR, MOE and MMA will encourage regional and local municipalities to promote early awareness and incorporation of these requirements at as early a stage as possible in any planning or development approval process; and

(c) MNR and other provincial ministries are prepared to meet with the proponent of a planning or development proposal prior to actual submission of an application to discuss implications of the guidelines on the proposal.

6.2.2 Official Plans, Secondary Plans

(a) MMA or delegated approval authority circulates official plans or secondary plans in accordance with normal procedures.

(b) MNR, in consultation with MMA, MOE and the local Conservation Authority will review the application to ensure policies are included in the planning document which will ensure the information requirements and evaluation criteria identified in these guidelines are applied to all Official Plan Amendments and plans of subdivision applications.

6.2.3 **New Applications - Official Plan Amendments and Plans of Subdivision**

(a) **Pre-submission Consultation**

MMA or the delegated approval authority should encourage landowners considering the submission of an application on the Moraine to meet with MNR and other agencies to discuss the implications of these guidelines on their application.

(b) **Proponent advised that application is subject to provincial interest**

Once a formal application on the Moraine is received, MMA or the delegated approval authority advises the proponent that the application is subject to an expression of provincial interest and advises the applicant of the principles, evaluation criteria, review procedures and information needs related thereto.

(c) **Application is circulated to Review Agencies**

MMA or the delegated approval authority as part of the normal process will forward copies of the application to MOE, MNR and the Conservation Authorities.

(d) **Checking Application Against Fundamental Prerequisites**

MNR, in consultation with MMA and MOE, will undertake an initial review of an application to determine if the proposal should be reviewed in the context of the evaluation criteria contained in section 4.0 of these guidelines. Review of the application will not proceed under the following circumstances,

(i) in the case of subdivisions or other larger scale estate residential, commercial and industrial development outside settlement areas, where adequate justification has not been submitted as required under subsection 4.1.2(h), as determined by MMA, in consultation with MNR and MOE;

(ii) in the case of urban or rural settlement area expansion into or onto highly permeable soils, or proposed secondary plans/Official Plan Amendments within existing urban or rural settlement areas in or on highly permeable soils, where adequate groundwater studies as specified under subsection 4.7.1 of these guidelines have not been submitted, as determined by MOE, in consultation with MNR and the Conservation Authority;

(iii) the area is located in a catchment basin of a kettle lake and adequate hydrological studies specified under subsection 4.6.2(d) have not been submitted, as determined by MOE, in consultation with MNR and the Conservation Authority; and

(iv) the development will occur within a significant natural area in a manner that contravenes the intent of subsection 4.4.1.

UNDER THESE CIRCUMSTANCES, THE PROPONENT WILL BE ADVISED THAT NO FURTHER PROCESSING OF THE APPLICATION WILL OCCUR UNTIL SUCH PREREQUISITE REQUIREMENTS ARE SATISFACTORILY ADDRESSED.

(e) **Application Checked for Completeness**

If it is determined in (d) that no major impediments exist in the review of the application, MNR, MOE and the Conservation Authorities in consultation, will review the application to assess:

- whether all information needs have been provided by the applicant.

THE APPLICATION WILL ONLY BE REVIEWED WHEN ALL INFORMATION REQUIREMENTS SPECIFIED IN SECTION 5.0 OF THESE GUIDELINES ARE SUBMITTED. WHERE OMISSIONS EXIST, THE PROPONENT WILL BE ADVISED, IN WRITING, THAT THE APPLICATION IS INCOMPLETE AND THAT NO PROCESSING OF THE APPLICATION WILL OCCUR UNTIL THE REQUIRED INFORMATION IS PROVIDED.

(f) **Evaluation of Application**

Once completeness of application is achieved, MNR, MOE and the Conservation Authority, in consultation, will review the application to determine whether standards specified in section 4.0 of these guidelines will be met.

(g) **Comments by Individual Agencies**

In consultation, MNR, MOE and the Conservation Authorities will continue to provide independent technical comments from their respective mandates (e.g. acceptable or unacceptable, modifications, conditions, etc.).

(h) **Comments on Provincial Interest**

With respect to compliance to the expression of provincial interest:

- MNR, in consultation with MOE and the Conservation Authority, advises MMA or the delegated approval authority that compliance to the expression of provincial interest has been achieved subject to whatever modifications are required. In this case, MMA or the delegated approval authority can proceed through the normal approval process, or

- MNR advises that compliance to the expression of provincial interest has not been achieved and resolution with the proponent was not possible, in which case MMA or the delegated approval authority will meet with MNR, the local municipality, and the proponent (and MOE and Conservation Authority where appropriate) to determine the most appropriate course of action.

(i) **Objections based on Provincial Interest**

MNR, in consultation with MOE and Conservation Authority, will consider submitting formal objection to an application where it does not meet the standards specified in the evaluation criteria. If an objection is to be considered, MNR will contact MMA to coordinate the most appropriate course of action.

6.2.4 **New Applications - Zoning By-laws and Zoning By-law Amendments**

(a) Zoning by-laws and zoning by-law amendments are circulated to MNR and Conservation Authorities as part of established notification procedures.

(b) These applications will be reviewed generally in accordance with subsection 6.2.3 except that,

- information requirements or needs will be specified on a case by case basis, and

- appropriate portions of the evaluation criteria (specifically subsections 4.4.2(b), 4.5.2(b), and 4.6.2(f)) will be used to determine whether the intent of these guidelines is met.

(c) Since the review of adopted zoning by-law and zoning by-law amendments is limited to a formal 35 day review period, proponents are encouraged to discuss their applications beforehand with both MNR and the Conservation Authority to ensure information needs and design standards have been addressed. This may avoid the need for formal objection and resultant delays in the formal review of the by-law.

6.2.5 New Applications - Multiple Consents

The Province will encourage consent granting authorities to refuse consent applications that are more appropriately dealt with as a plan of subdivision. In these situations the proponent should be requested to resubmit such applications as a plan of subdivision which will be reviewed in accordance with the procedures specified in subsection 6.2.3.

MNR and Conservation Authorities will monitor consent applications for their impact on the provincial interest. These two agencies may apply the requirements of these guidelines where it is deemed appropriate in order to protect the Moraine from degradation.

6.2.6 Ongoing Applications - Applications Already Received and/or Being Processed

(a) WITH RESPECT TO APPLICATIONS FOR WHICH COMMENTS HAVE NOT YET BEEN PROVIDED:

- In consultation, MNR, MOE and Conservation Authorities, will review applications in accordance with the evaluation criteria specified in this document and will develop and submit comments in accordance with procedures established in subsections 6.2.2 and 6.2.3.

(b) WITH RESPECT TO APPLICATIONS FOR WHICH COMMENTS HAVE ALREADY BEEN PROVIDED:

(i) MMA or the delegated approval authority will request MNR, MOE, Conservation Authorities, as appropriate, to reassess its previous comments on such applications in light of the expression of provincial interest.

(ii) MNR will advise MMA or the delegated approval authority of any additional information requirements or changes in design or construction measures needed to achieve compliance to the expression of provincial interest.

(iii) Where appropriate, MNR will request MMA or the delegated approval authority to initiate follow-up discussions with the proponent, the municipality, and MOE or Conservation Authority, to determine appropriate changes to the application.

(c) WITH RESPECT TO DRAFT PLANS OF SUBDIVISION THAT COME UP FOR RE-REVIEW DUE TO LAPSE OF DRAFT APPROVAL OR MAJOR REVISION, MMA OR DELEGATED AUTHORITY WILL BE REQUESTED TO SUBMIT SUCH APPLICATIONS TO MNR, MOE AND CA FOR REVIEW AND COMMENT IN ACCORDANCE WITH THE PROCEDURES ESTABLISHED IN SUBSECTION 6.2.3.

6.2.7 **Role of Government Agencies at the Ontario Municipal Board**

For purposes of dealing with matters which may be referred to the Ontario Municipal Board:

- MMA will continue to fulfil its normal roles and responsibilities in handling referral requests, requests for declaring matters of provincial interest, etc.

- For all applications on the Moraine that are currently before the OMB, MNR will coordinate any presentation on compliance to provincial interest including any request for referral on that basis.

- MNR, MOE and Conservation Authority will provide evidence on technical information as appropriate.

6.3 INTERNAL GOVERNMENT COORDINATION

The smooth and effective implementation of these guidelines will require strong coordination between government agencies and a clear understanding of respective roles and responsibilities.

The following summarizes the roles and responsibilities of the various agencies.

6.3.1 Ministry of Natural Resources

(a) The Greater Toronto Area Branch and the Southern Region

The Greater Toronto Area Branch, in consultation with the Southern Region, is responsible for overall technical coordination and implementation of the government's expression of provincial interest on the Oak Ridges Moraine.

(b) District Office:

The District Offices are responsible for coordinating the review of specific planning and development applications on the Oak Ridges Moraine.

This includes formal consultation on all applications with both MOE and the appropriate Conservation Authority, and development of coordinated comments on the expression of provincial interest.

6.3.2 Ministry of the Environment

MOE will be responsible for providing comments to the District Offices of MNR on those aspects of the provincial expression that fall within their area of expertise, including matters related to water quality, groundwater and sewage treatment.

6.3.3 Ministry of Municipal Affairs

With respect to estate residential, commercial and industrial development outside settlement areas, MMA will review Official Plan Amendments and subdivision plans to ensure they comply to the growth and settlement principles and evaluation criteria outlined in subsection 4.1.2 of the implementation guidelines.

MMA will also provide the following support functions:

- ensure their administration of planning and development applications complies to the review procedures outlined in the guidelines;

- assist MNR in encouraging delegated approval authorities to comply to the review procedures outlined in the implementation guidelines;

- provide planning advice and assistance to MNR, MOE and Conservation Authorities involved in matters before the Ontario Municipal Board;

- work with the regional and local municipalities to define urban and rural settlement areas and to identify these in local and regional official plan programs; and

- coordinate the overall review of matters other than those relating to the Moraine (e.g. housing, agriculture).

6.3.4 Conservation Authorities

Conservation authorities will be responsible for providing comments to the District Offices of MNR on those aspects of the provincial expression that fall within their area of expertise, including matters related to flood and erosion control, stormwater management and alterations of waterways.

6.3.5 Regional Municipalities

The provincial government will contact all three Regional Municipalities to;

- review these guidelines to ensure the requirements herein are fully understood;
- where possible, adjust the review procedures to fit the specific procedures within their jurisdiction;
- solicit their assistance in ensuring the proponents of planning and development applications are aware of the requirements of these guidelines as early as possible in the process; and
- in their delegated function, Region's are asked to cooperate in reviewing all subdivisions on the Moraine.

6.3.6 Local Planning Agencies

The provincial government will solicit the assistance of local municipalities and all consent granting authorities to ensure a regard for these guidelines in their decision-making process and helping to ensure proponents are aware of the requirements of these guidelines as early as possible in the process.

A more detailed internal procedure is attached as Schedule 1.

SCHEDULE 1

PROCEDURES

REVIEW AGENCIES

ROLES AND RESPONSIBILITIES AMONG MOE, MNR AND CONSERVATION AUTHORITIES IN ASSESSING COMPLIANCE OF PLANNING AND DEVELOPMENT APPLICATIONS TO THE EXPRESSION OF PROVINCIAL INTEREST

PURPOSE

This schedule was developed to guide staff of the various review agencies involved in assessing compliance of land use planning and development proposals to the expression of provincial interest on the Oak Ridges Moraine in the GTA.

It is a supplement to the Implementation Guidelines.

ROLES AND RESPONSIBILITIES

MINISTRY OF NATURAL RESOURCES

(a) **The Greater Toronto Area Branch and Southern Region:**

The Greater Toronto Area Branch, in consultation with the Southern Region, is responsible for the technical coordination and implementation of the government's expression of provincial interest on the Oak Ridges Moraine.

(b) **District Office:**

The District Offices are responsible for coordinating the review of specific planning and development applications on the Oak Ridges Moraine.

This includes formal consultation on all applications with both MOE and the appropriate Conservation Authority, and development of coordinated comments on the expression of provincial interest.

MINISTRY OF THE ENVIRONMENT

MOE will be responsible for providing comments to the District Offices of MNR on those aspects of the provincial expression that fall within their area of expertise.

This does not preclude the need for separate agency comments as would occur through the normal review process, especially as it relates to parts of their mandate not affected by the evaluation criteria contained in the implementation guidelines, (e.g. comments on noise abatement).

Any comments however should be compatible with the comments that MNR will provide on the provincial expression. This will require close consultation on all planning and development applications.

MINISTRY OF MUNICIPAL AFFAIRS

With respect to estate residential, commercial and industrial development outside settlement areas, MMA will review Official Plan Amendments and subdivision plans to ensure they comply to the growth and settlement principles and evaluation criteria outlined in subsection 4.1.2 of the implementation guidelines.

MMA will also provide the following support functions:

- ensure their administration of planning and development applications complies to the review procedures outlined in the guidelines;

- assist MNR in encouraging delegated approval authorities to comply to the review procedures outlined in the implementation guidelines;

- provide technical advice and assistance to MNR, MOE and Conservation Authorities involved in matters before the Ontario Municipal Board; and

- work with the Regional Municipalities to formally define urban and rural settlement areas for the purposes of applying the implementation guidelines.

CONSERVATION AUTHORITIES

Conservation authorities will be responsible for providing comments to the District Offices of MNR on those aspects of the provincial expression that fall within their area of expertise.

This does not preclude the need for separate agency comments as would occur through the normal review process, especially as it relates to parts of their mandate not affected by the evaluation criteria contained in the implementation guidelines.

MNR DISTRICT COORDINATION

In its role of overall technical comment coordination, the District Offices of MNR will have four main responsibilities:

1. Ensure overall compliance with the principles identified in the implementation guidelines;

2. Ensure all information requirements specified in the guidelines have been submitted in support of the application;

3. Ensure all comments on the expression of provincial interest represent coordinated comments and have addressed all applicable evaluation criteria;

4. Provide a final clearance when all information requirements and evaluation criteria have been satisfactorily addressed as confirmed by the appropriate agencies (i.e. MNR, MOE, MMA and Conservation Authorities).

Fulfillment of these responsibilities will require that close consultation is maintained with the other agencies.

For each new application reviewed, it is suggested that a monitoring sheet be established to track progress (see APPENDIX I - SUGGESTED FORMAT).

PRE-SUBMISSION CONSULTATION

- MNR has accepted responsibility for providing pre-consultation services to landowners considering potential development applications on the Moraine.

- MNR will however request technical support from other agencies where appropriate and will refer detailed technical queries to the agencies with the mandate and/or necessary expertise.

- Other agencies providing pre-submission consultation are expected to keep MNR District Offices advised and, where possible and appropriate, involved in such consultation.

- Ideally, all pre-consultation should occur with all appropriate agencies in attendance.

GUIDELINES FOR PREPARING COMMENTS

Although these procedures are not intended to limit the range or content of comments provided by the participating agencies, general adherence to traditional mandates is encouraged to minimize unnecessary duplication and conflict. Appendix 2 provides a breakdown of information requirements and evaluation criteria according to the most appropriate commenting agency.

MOE and Conservation Authorities will continue to prepare separate review comments on planning and development applications, especially with respect to matters that are not part of the provincial expression (e.g. MOE comments on noise abatement).

Similarly, MNR may also be providing comments that fall outside the provincial expression. Comments on mineral aggregate resources is an example of such situations.

However, when commenting on resources which are directly affected by the provincial expression, all agencies must take care to ensure that comments are consistent with the comments that will be provided as part of MNR's comments on the expression of provincial interest.

This will require close liaison between the commenting agencies.

MOE and Conservation Authorities may wish to include a standard clause in their comments which clearly explain the relationship between their own comments and the comments being prepared by MNR on the expression of provincial interest.

For example:

> "These comments deal only with the impact of this proposal on this agency's programs and policies. This agency will also provide comments to the Ministry of Natural Resources who will be providing a coordinated response on compliance of this proposal to the expression of provincial interest on the Oak Ridges Moraine."

CONFLICT RESOLUTION

The MNR District Office will be expected to work directly with MOE, the Conservation Authorities, and where appropriate MMA, to ensure the comments provided by all three agencies are compatible and consistent with the expression of provincial interest.

In situations where the three commenting agencies are unable to agree to an approach in developing comments, the GTA Branch of MNR will be available to provide assistance in developing interagency agreement and consensus.

If this approach fails to resolve the situation, the issue will be resolved through the established conflict resolution hierarchy.

If there is a conflict between the coordinated MNR response and other agencies (i.e. OMAF, OH, MOH, etc.), MMA advises MNR and the other affected agency and arranges an appropriate resolution of the situation.

APPLICATION OF IMPLEMENTATION GUIDELINES TO PARTS OF THE OAK RIDGES MORAINE OUTSIDE GTA

The guidelines may be employed as a tool for evaluating planning and development applications in areas of the Oak Ridges Moraine outside the Greater Toronto Area.

However, the expression of provincial interest does not directly apply to those areas and any comments must be developed on the strength of established programs and policies of the commenting agency and the local official plan policies.

APPENDIX 1

SUGGESTED DISTRICT MONITORING SHEET

TYPE OF PROPOSAL:
(e.g. OPA, Subdivision) _____

FILE NOS: _____

LOCATION: LOT: _____ CONCESSION: _____ OTHER _____

MUNICIPALITY: _____

I. **PRELIMINARY REVIEW**

PREREQUISITES	Contact Agency(ies) who Determines if Prerequisites are Met	COMMENTS
A. Subdivisions or other large scale estate residential, commercial or industrial developments outside settlement areas must be justified in accordance with comprehensive municipal-wide analysis under subsection 4.1.2.	MMA	
B. OPA proposing expansion of settlement area into or onto highly permeable soils must be accompanied by comprehensive groundwater study as specified under subsection 4.6.1.	MOE	
C. OPA or subdivision proposing development in catchment basin of kettle lake must be accompanied by hydrogeological and surface water management studies as specified under subsection 4.7.1.	MOE	
D. OPA or subdivision proposing development must not be located on or within a Significant Natural Area or otherwise contravene the intent of subsection 4.4.1.	MNR, CA	

IF APPLICABLE: MNR advises applicant that application not being processed unless Prerequisite Requirements are addressed.

Record of Correspondence: _____

II. INFORMATION REQUIREMENTS	Check ( ) when Info Received, NA if Not	Indicate Agency Contacted, Nature of Contact, Information Confirmed Adequate
A. MAPPING		
(1) GENERAL AREA MAPPING - SCALE, CONTOUR, AREA INCLUDED	( )	MNR
- ANSI'S	( )	MNR
- WETLANDS	( )	MNR
- ESA's	( )	CA
- FORESTED AREA	( )	MNR
- OTHER NATURAL FEATURES	( )	CA, MNR
- WATERCOURSES AND LAKES	( )	CA, MNR
- INDUSTRIAL OPERATION	( )	MOE
(2) SUBJECT SITE MAPPING - WOODLOTS	( )	MNR
- HEDGEROWS, ETC.	( )	MNR
- SOIL TYPE	( )	MNR, CA, MOE
- WATER RELATED FEATURES	( )	MNR, CA, MOE
- FLOODING/EROSION INFO	( )	CA
(3) USE OF WATERCOURSES	( )	MNR, CA, MOE
B. ADEQUACY OF SPECIAL STUDIES		
(1) HYDROGEOLOGICAL STUDY	( )	MOE
(2) SURFACE WATER MANAGEMENT STUDY	( )	MNR, CA, MOE
(3) FISHERIES RESOURCES MANAGEMENT STUDY	( )	MNR
(4) WOODLAND MANAGEMENT STUDY	( )	MNR
(5) NATURAL AREA MANAGEMENT STUDY	( )	MNR

IF APPLICABLE: MNR advises applicant Information Requirements are incomplete and processing will not proceed until all information submitted.

Record of Correspondence _____

(NOTE: Formal Review of Application should not proceed until all information received in a manner acceptable to all agencies.)

III. COMPLIANCE WITH EVALUATION CRITERIA	Check ( ) When Info Received, NA if not Applicable	Indicate Agency Contacted, Nature of Contact
A. GROWTH AND SETTLEMENT	( )	MMA, MOE, MNR
B. ECOLOGICAL INTEGRITY	( )	MNR
C. LANDFORM CONSERVATION	( )	MNR, MOE, Conservation Authority
D. SIGNIFICANT NATURAL AREA	( )	MNR, Conservation Authority
E. WOODLANDS	( )	MNR
F. HIGHLY PERMEABLE SOIL	( )	MOE
G. GROUNDWATER RESOURCES	( )	MOE
H. WATERCOURSES AND LAKES	( )	MNR, MOE, Conservation Authority

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RECORD OF CORRESPONDENCE

Summary of letters, contacts, etc.

IV. FINAL CLEARANCE ON EXPRESSION OF PROVINCIAL INTEREST

(e.g. proponent advised that compliance to provincial interest achieved.)

APPENDIX 2

SUMMARY OF COMMENTING RESPONSIBILITIES

		APPROPRIATE COMMENTING AGENCIES
ADEQUACY OF INFORMATION REQUIREMENTS		
A.	**MAPPING**	
(1)	GENERAL AREA MAPPING	
	- SCALE, CONTOUR, AREA INCLUDED	MNR
	- ANSI's	MNR
	- WETLANDS	MNR
	- ESA'S	CA
	- FORESTED AREA	MNR
	- OTHER NATURAL FEATURES	CA, MNR
(2)	SUBJECT SITE MAPPING	
	- WOODLOTS	MNR
	- HEDGEROWS, ETC.	MNR
	- SOIL TYPE	CA, MNR, MOE
	- WATER RELATED FEATURES	CA, MNR, MOE
	- FLOODING/EROSION INFO	CA
B.	**ADEQUACY OF SPECIAL STUDIES**	
(1)	HYDROGEOLOGICAL STUDY	MOE
(2)	SURFACE WATER MANAGEMENT STUDY	CA, MOE, MNR
(3)	FISHERIES RESOURCES MANAGEMENT STUDY	MNR
(4)	WOODLAND MANAGEMENT STUDY	MNR
(5)	NATURAL AREA MANAGEMENT STUDY	MNR
COMPLIANCE TO EVALUATION CRITERIA		
A.	GROWTH AND SETTLEMENT	MOE, MMA, MNR
B.	ECOLOGICAL INTEGRITY	MNR
C.	LANDFORM CONSERVATION	MOE, MNR, CA
D.	SIGNIFICANT NATURAL AREA	
	- ESA's	CA
	- OTHER	MNR
E.	WOODLANDS	MNR
F.	HIGHLY PERMEABLE SOILS	MOE
G.	GROUNDWATER RESOURCES	MOE
H.	WATERCOURSES AND LAKES	MNR, CA, MOE

INTERAGENCY CONTACTS

MINISTRY OF NATURAL RESOURCES
CENTRAL REGION

Overall Interpretation

- F. Johnson, Manager, Special Projects, GTA Branch (416) 832-7190

Coordination of MNR Implementation

- P. White, Acting Senior Planner, Southern Region (416) 841-9333

Operation Review of Applications
MNR Maple

- Chris Tschirhart, District Planning Coordinator (416) 832-7228
- Terri Griffin, Resource Planner (416) 832-7229
- Marg Mack, Resource Planner (416) 832-7205

MNR Lindsay

- Rick Calhoun, District Planning Coordinator (705) 324-6121
- Cathy Woeller, Resource Planner (705) 324-6121

MINISTRY OF THE ENVIRONMENT
CENTRAL REGION

- Elizabeth Stanley, Planning Coordinator (416) 467-3011
- Anne Edwards, Planner, York Region (416) 467-3034
- Peter Balaban, Planner, Durham Region (416) 467-3044
- Rob Ryan, Planner, Peel Region (416) 467-3042

MINISTRY OF MUNICIPAL AFFAIRS

- Ken Petersen, Planner, Peel Region (416) 585-6047
- Laura Janotta, Planner,
  (York Region - West of Bayview) (416) 585-6066
- Victor Doyle, Planner,
  (York Region - East of Bayview) (416) 585-4245
- Grace Strachan, Planner,
  (Durham Region - Oshawa Only) (416) 585-6042

CONSERVATION AUTHORITIES

- Central Lake Ontario Conservation Authority
  - Chris Conti (416) 579-0411
- Credit Valley Conservation Authority
  - Marilyn Eger (416) 670-1615
- Ganaraska Region Conservation Authority
  - Warren Coulter (416) 885-8173
  - Jim Tedford
- Kawartha Region Conservation Authority
  - Ian Macnab (705) 887-3112
- Lake Simcoe Region Conservation Authority
  - Reinie Vos (416) 895-1281
- Metropolitan Toronto & Region Conservation Authority
  - Alyson Deans (for Official Plans) (416) 661-6600
  - Luch Ognibene
    (for other planning and development documents) (416) 661-6600